175.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	726,100 / 726,100
					USE VALUE:	726,100 / 726,100
					ASSESSED:	726,100 / 726,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		AVOLA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARMAN BRADFORD F
Owner 2:	MC CANN MARTHA M
Owner 3:	
Street 1:	3 AVOLA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SUTHERLAND JOHN E/TRUSTEE -
Owner 2:	AVOLA STREET RLTY TRUST -
Street 1:	3 AVOLA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1820 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4511.000	336,900	500	388,700	726,100
Total Card	0.104	336,900	500	388,700	726,100
Total Parcel	0.104	336,900	500	388,700	726,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.96 /Parcel: 398.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 117055

GIS Ref

GIS Ref

Insp Date 09/08/18

!13627!

PREVIOUS ASSESSMENT

Parcel ID 175.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	336,900	500	4,511.	388,700	726,100		Year end	12/23/2021
2021	101	FV	325,800	500	4,511.	388,700	715,000		Year End Roll	12/10/2020
2020	101	FV	325,800	500	4,511.	388,700	715,000	715,000	Year End Roll	12/18/2019
2019	101	FV	258,500	500	4,511.	383,200	642,200	642,200	Year End Roll	1/3/2019
2018	101	FV	256,600	0	4,511.	294,300	550,900	550,900	Year End Roll	12/20/2017
2017	101	FV	256,600	0	4,511.	277,700	534,300	534,300	Year End Roll	1/3/2017
2016	101	FV	231,900	0	4,511.	255,500	487,400	487,400	Year End	1/4/2016
2015	101	FV	217,800	0	4,511.	238,800	456,600	456,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:25:01

LAST REV

Date	Time
06/27/19	09:16:04
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13627

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUTHERLAND JOHN	43633-444		8/31/2004		403,000	No	No		
SUTHERLAND JOHN	31294-68		4/7/2000	Family	100	No	No		
O`BRIEN CORNELI	13235-711		7/11/1977		48,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2016	1273	Re-Roof	12,087	C				
9/10/2015	1312	Renovate	122,206		9/10/2015			Renovate kitchen,

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2019	OWNR INFO	DGM	D Mann
9/8/2018	MEAS&NOTICE	HS	Hanne S
9/8/2016	Left Notice	DGM	D Mann
9/8/2016	Permit Visit	DGM	D Mann
4/9/2014	Measured	PC	PHIL C
3/13/2009	Inspected	372	PATRIOT
10/21/2008	Measured	197	PATRIOT
12/10/2004	MLS	MM	Mary M
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	117055
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4511		Sq. Ft.	Site		0	70.	1.23	6									388,732						388,700	

Total AC/HA:	0.10356	Total SF/SM:	4511	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	388,732	Spl Credit		Total:	388,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.30934060
Const Adj.:	0.99989998
Adj $ / SQ:	144.013
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	377725
Depreciation:	40794
Depreciated Total:	336931

COMMENTS

CHK FOR NEW DECK 7/09.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

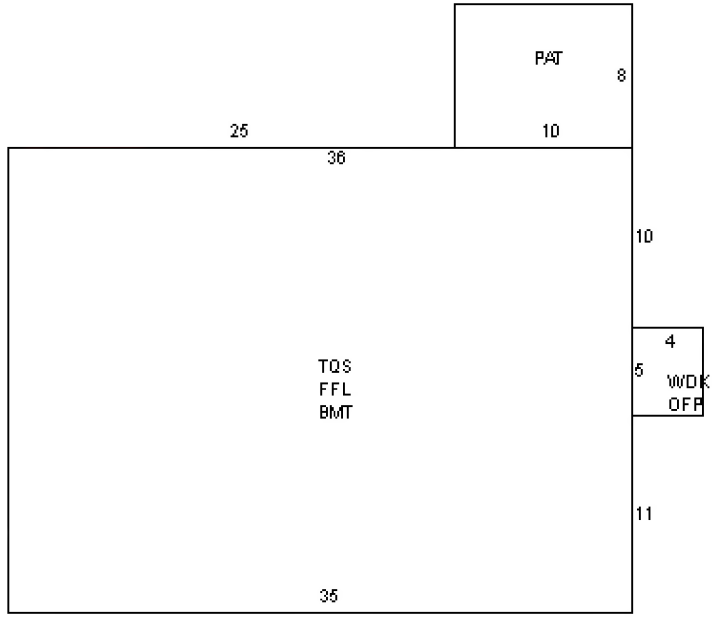
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	144.01
Special Features:	0	Val/Su Net:	128.44
Final Total:	336900	Val/Su SzAd	211.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	910	50.220	45,704
FFL	First Floor	910	144.010	131,052
TQS	3/4 Story	683	144.010	98,289
PAT	Patio	80	6.000	480
OFP	Open Porch	20	44.000	880
WDK	Deck	20	16.000	320

Net Sketched Area:	2,623		Total:		
Size Ad	1592.5	Gross Area	3250	FinArea	1820

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	96	A	AV	2010	6.00	T	7.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500

IMAGE

AssessPro Patriot Properties, Inc